Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10378 Hartford E. Bealer Development Corporation, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970.

EFFECTIVE DATE OF ORDER - June 24, 1971

ORDERED:

That the appeal for variance from the use provisions of R-5-C District to permit a variety store, formerly a nonconforming barber shop last occupied as a church at 1207 First Street, NW., Part of Lot 172, Square 619, be conditionally granted.

FINDINGS OF FACT:

- 1. The subject property is located in an R-5-C District.
- 2. The subject property is improved with a two (2) story brick structure, the first floor which was formerly used as a church under Certificate of Occupancy B69283.
- 3. The appellant proposes to establish a variety store on the subject premises.
- 4. The property was used as a barbershop before it was used as a church. The building was built as a church and cannot be converted to a residential use. The property is located in an RLA Project area. The appellant alleges that RLA has expressed a desire to keep the commercial uses of the property according to their maps.
- 5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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OPINION COnt'd:

Further we hold that the requeted relief can be granted without substantial detriment to the public good and without substantially impairing the intent purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

The appeal is granting for variance upon the acquisition or the razing of the building by Redevelopment Land Agency.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

В у :			
	GEORGE	Α.	GROGAN
	Secretary	of	the B oard

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PEMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIXMONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.